



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **52455**      DRP Map Date: **11/20/2012**      SCM Date: **01/03/2013**      Report Date: **12/26/2012**  
Park Planning Area # **35C**      **SAUGUS**      Map Type: **EXHIBIT "A"**

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory group as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

Trails:

Comments:

This is an amendment to the Exhibit A for VTTM 52455-01.

Map No. 52455-01 was cleared by this Department on 9/19/2006. Please see attached "Clearance to Record."

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:

  
James Barber, Land Acquisition & Development Section

Supv D 5th  
December 26, 2012 08:26:26  
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LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # **52455**

DRP Map Date: **11/20/2012**

SMC Date: **01/03/2013**

Report Date: **12/26/2012**

Park Planning Area # **35C**

**SAUGUS**

Map Type: **EXHIBIT "A"**

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{people} \times (0.003) \text{Ratio} \times (U) \text{nits} = (X) \text{acres obligation}$$

$$(X) \text{acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.34	0.0030	0	0.00
M.F. < 5 Units	2.77	0.0030	0	0.00
M.F. >= 5 Units	1.70	0.0030	0	0.00
Mobile Units	1.85	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				<b>0.00</b>

Park Planning Area = **35C SAUGUS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$200,420	<b>\$0</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$200,420	<b>\$0</b>



**COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION**



Russ Guiney, Director

September 19, 2006

Land Development Division  
Department of Public Works  
County of Los Angeles  
900 South Fremont Avenue  
Alhambra, California 91803

## CLEARANCE TO RECORD

Map # 52455-01 Unit of 52455 DPW Map Date 07/26/2006

The Subdivision Ordinance, Title 21, Section 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140 of the Los Angeles County Code, requires the dedication of park land or the payment of a fee-in-lieu thereof, or a combination of both as a condition for final approval of maps of residential subdivision. The park land obligation for this Tract has been fulfilled for the following

Park Development Agreement entered into between Newhall Land and Farming Company and the Department on September 27, 2006 for a 16.86 acre public park site developed with improvements estimated to cost \$2,386,658 secured by attached Faithful Performance Bond.

For clearance of 729 attached single-family homes, 308 detached single-family homes, and 301 residential condominium units. However, 729 SFA should be shown on Final Unit TR52455-04/05/06/07 and 301 condominium units should be shown on Final Unit TR52455-08/11/12, which will be submitted at the later dates for the clearances.

Trail alignment(s) approved by separate instrument.

Sincerely,

James Barber  
Land Acquisition & Development  
(213)351-5117

SD	PPA	Account No.
5th	35C	68975